

**REQUEST FOR PROPOSALS (RFP)**  
from  
**Louisville & Jefferson County Landbank Authority, Incorporated**  
by and through  
**Louisville Metro Housing & Community Development**

**For Purchase and Renovation of:**

**THE HISTORIC PROPERTY LOCATED AT  
1633 WEST JEFFERSON STREET  
LOUISVILLE, KENTUCKY 40203**



**PROPOSALS ARE DUE NO LATER THAN:**

**FRIDAY, 19 May, 2006  
4:30 P.M. E.S.T.**

**DELIVER OR MAIL PROPOSALS TO:**

Ouerbacher House - RFP  
**LOUISVILLE METRO HOUSING & COMMUNITY DEVELOPMENT**  
**745 WEST MAIN STREET, 3<sup>RD</sup> FLOOR**  
**LOUISVILLE, KY 40202**  
**ATTENTION: MR. PAUL Mastrolia 1-502-574-2321**

## **I. History of the site:**

This structure, also known as the Ouerbacher House, is a two-and –a-half story Ashlar townhouse, built in the Richardsonian Romanesque style, constructed for Mr. George S. Moore. Work began in 1860. It was sold five years later to Alexander Gilmore, a steamboat captain. He lived there with his daughter and his son-in law, Samuel Ouerbacher, a prominent coffee merchant. The 1884 Atlas actually shows a smaller house. The façade and side were probably added after damage done by the great tornado of 1890, which hit this area, doing much damage throughout Louisville.

This structure is significant as it is one of the finest residences ever constructed in the Russell Neighborhood. It is one of the relatively few remaining examples of the Richardsonian Romanesque style of architecture not only in this city, but in this region of the country. The distinguished Louisville architectural firm of Clarke and Loomis designed the building's façade. Arthur Loomis designed other well-known buildings in Louisville including the Conrad-Caldwell House on St. James Court and the original University of Louisville Medical School building downtown at Second and Chestnut Streets.

## **II. General information:**

**A Request for Proposals (RFP)** for the construction of necessary renovations to the historic property located at 1633 West Jefferson Street is being offered by the Louisville and Jefferson County Landbank Authority, Incorporated. This RFP is being made available to the general public.

The property is located in the Historic Russell Neighborhood at the Southeast corner of South 17<sup>th</sup> & West Jefferson Streets near and close to Downtown Louisville. The Russell neighborhood is one of the oldest neighborhoods in Louisville and has undergone positive change and growth while being redeveloped over the last fifteen years. Refer to attached map as necessary.

According to available records the building was constructed between 1860 and 1865. It contains about 7,450 finished square feet and sits on about a third of an acre of ground. Across from the property lies the Russell Cemetery, providing a serene and pleasant green space for the Southern facing view of the property.

The property is located within the geographic boundaries of the Russell Urban Renewal Project Area. Therefore final developer selection for this project will be subject to approval by the Urban Renewal Commission. All work must comply with the Russell Neighborhood Design Guidelines (see copy attached), in addition to the technical requirements contained herein.

**Important Note: The property will be sold “as is” with no warranty of condition from the Louisville and Jefferson County Landbank Authority, Incorporated.**

### **III. General Provisions:**

#### **A. Development Options:**

The property is zoned OR-2 and is in a Traditional Neighborhood Form District. All proposed projects must comply with zoning and Form District requirements as well as all relevant Metro Codes and Ordinances. Respondents should read and become familiar with applicable sections of the Cornerstone 2020 Comprehensive Plan.

The Landbank Authority would prefer a lower density use for the property. The primary options for development in order of preference by the Landbank Authority are:

- Restore the property for use as an owner occupied single-family residence.
- Restore the property for use as a multi-family residence.
- Restore for use as a commercial property with dwelling attached.
- Restore to use as a non-residential property.
- Other proposed uses may be considered on an individual basis.

This project may qualify for Historic Tax Credits administered by the Kentucky Heritage Council. This program provides financial incentives for privately owned historic buildings. Please remember tax credits must be applied for and are awarded on a competitive basis. Metro staff may be able to assist the selected developer navigate the historic tax credit application process. Of course the selected developer may contact the Kentucky Heritage Council directly by calling or writing to:

Mr. Scott Walters  
Kentucky Heritage Council  
Historic Tax Credit Program Coordinator  
Frankfort, KY  
502-564-7005

B. Due Date and Time for Proposals:

Sealed proposals must be received or postmarked or received no later than 4:30 P.M. Friday, 19 May, 2006, at the third floor Reception Desk at the offices of the Louisville Metro Housing and Community Development, 745 West Main Street, Louisville, KY 40202. Any proposals received or postmarked afterwards shall be returned to the proposer unopened.

C. Proposal Requirements:

While there is no prescribed format to follow, all respondents to this RFP must submit a written proposal containing, but not limited to, the following:

- A purchase price offered for the property.
- A line item project budget.
- A description in sufficient detail of the scope, level and degree of the rehabilitation work proposed which references the line item project budget.
- Documentation of proposer's financial ability to fund and complete this project. Be precise as to how you will fund this project through project completion.
- Identify the end use of the building.
- Identify your plan to secure the building from the elements to prevent further deterioration.
- Document past experience in the restoration of historic buildings as related to this project. Please be specific.
- Identify work that will be self-performed, if any, and explain what qualifies you to perform this work.
- Identify your team of contractors, craftsmen and specialists that will be assisting on this project noting their qualifications and relevant past experience.
- Provide an schedule/timetable for project completion. Again, please be precise.
- Also refer to Section V. of this document, Qualifications Questionnaire, which must be completed.

D. Selection Criteria:

A review team will evaluate the proposals using the following criteria:

- The quality of the proposed rehabilitation especially the extent and detail to which the building will be restored to its original condition and use.
- The developer's applicable past experience and financial capacity.
- Adherence to the guidelines described in this RFP.
- Developer's ability to start immediately by stabilizing or "mothballing" the building as necessary and/or begin the actual restoration work.
- The developer's demonstrated ability to complete this restoration in a reasonable timeframe.
- The end use of the building as described herein.
- The total project cost (investment).

E. Right to Reject Proposals:

The review team reserves the right to waive any informality or reject any proposal submitted without explanation.

F. Time for Completion of Rehab:

A timetable for completing proposed work must be submitted.

G. Regulatory Requirements:

All work must comply with applicable local, state and federal building codes, laws and regulations. Necessary building permits must be obtained per local ordinances.

H. Developer's Qualifications:

Explain in narrative form and in sufficient detail why you and your team are qualified to undertake this project. List what similar projects you have undertaken and successfully completed in the past. See Section V to avoid redundancies.

I. Insurance:

It is the intention of the Landbank Authority to sell the property to the selected developer prior to commencement of construction

repairs. The developer is expected to carry usual and customary insurance coverage during the construction project.

J. Right to Inspect Work including final inspection:

The Landbank Authority reserves the right to inspect the premises during construction as deemed necessary. A final inspection will be conducted for compliance with terms of the development agreement and prior to execution of a deed of release.

K. Environmental Hazards:

Materials or an environmentally hazardous nature such as, but not limited to, lead and asbestos, must be handled, disposed, removed and/or encapsulated in accordance with federal, state and local codes, laws and regulations pertinent to such activities.

L. Protection of the work, property and the public:

The site must be secure during construction to prevent unwanted access. This could require boarding and/or fencing as needed or as required by construction permits. The site must be kept clean during construction. Any toxic materials used by the developer must be stored in a safe and secure manner.

M. Performance, Completion of work and right of reversion.

The property will revert to the Louisville & Jefferson County Landbank Authority, Inc. should the selected developer default on the terms of the property conveyance. These matters will be thoroughly reviewed and discussed in advance.

N. Informational Meeting:

An informational meeting to answer questions and discuss the project will be held on Wednesday, April 19, 2006 at 2:30 P.M. in the offices of Louisville Metro Housing and Community Development, 745 West Main Street, Louisville, KY 40202. Proposers questions and inquiries will be addressed at this time.

**IV. Technical Requirements:**

The developer shall comply with the following technical requirements regarding the development of the site and renovation of the structure.

## Site Development

1. Maintain the original front yard topography and retain the existing front yard retaining wall. Repair of wall shall use materials that match the adjacent stone materials, mortar, etc.
2. Do not install chain-link, split rail, or woven-wood fencing, or concrete block walls in areas that are visible from a public way. Opaque fencing, such as painted or stained pressure-treated wood, may be permitted with appropriate design.
3. Position fixtures, such as air conditioning units and overhead wiring, on secondary elevations.

## Exterior Walls, Doors & Windows

1. Limestone exterior materials are to be retained and repaired where deteriorated.
2. Do not construct new masonry features that are either falsely historical (characteristic of periods prior to the building's actual construction) or are incompatible with the building.
3. Repoint only those joints that are no longer sound. Do not remove all joints, sound and unsound, in an effort to achieve a uniform appearance when repointing. Match historic mortar joints in color, texture, joint size, and tooling when repointing. Use a mortar mix that is compatible with historic masonry.
4. Do not use sandblasting or high-pressure water to clean stone masonry. Use only low-pressure chemical cleaning methods appropriate to this application.
5. Do not remove deteriorated metal features and replace them with elements that do not convey the same visual appearance.
6. Do not replace missing wood features with conjectural or falsely historic reconstructions or with newly designed elements that are incompatible with the building's size, scale, material, or color.
7. Paint replacement gutters, downspouts, metal frame screen and storm windows, roof-vent assemblies, and fire escapes to match wall, trim, cornice, or roof color of the house.
8. Use only replacement roofing materials that closely match the original roofing material in color, texture, and profile. Repair the slate roof wherever possible. If repair is not possible, substitute materials include synthetic slate roof tiles, dimensional asphalt shingles, or cement tiles.
9. Use the form and detailing of severely deteriorated roof features, such as cupolas and dormers, or chimneys, to create appropriate replicas.

10. Replace historic roof details, such as decorative cresting and finials and metal ridge caps on the slate roof with in-kind materials or materials that are visually compatible.
11. Replace severely deteriorated historic windows with new windows that convey the same visual appearance. Replacement windows should be accurate reproductions using historical, pictorial, and physical documentation. Select windows that match the historic sash dimension, muntin configuration, reveal depths, glass-to-frame ratios, glazing patterns, frame dimensions, trim profiles and decorative features when repair of original windows is impossible. Do not use replacement sash that does not fit historic window openings. Original openings should not be blocked-in to accommodate stock windows.
12. Install replacement windows that operate in the same way as the original windows - double-hung windows are replaced with double-hung, etc. Do not block-in or back-paint transoms or sidelights.
13. Do not obscure historic window trim with metal or siding material.
14. Do not alter the character of entrances by either removing historic elements or through the addition of elements for which there is no historic precedent.
15. Use historical, pictorial, and physical documentation when undertaking the reconstruction of a missing entrance or porch feature. If there is not sufficient information to determine the original design, a new design should be prepared that is compatible with the architectural character of the building and the district. Conjectural or falsely historical designs are not allowed.
16. Use only those replacement doors that duplicate the design, proportion, and arrangement of paneling and glazing of the original. Replacement of non-original, non-historic doors with new doors that are appropriate to the period and style of the building and are the size of the original opening is recommended. Do not alter original openings to accommodate stock doors.

#### Additions

1. Ensure that the design of any new addition is in proportion with the size and scale of the historic building and district. Design any addition so that it is subordinate to the original building.
2. Additions should be only attached to secondary elevations and should be set back from the street facing façades, so as not to damage or obscure character-defining features.

3. Use materials that are the same as or subordinate to the primary material of the original building. Brick and stucco are subordinate to stone.
4. Respect original roof forms when designing an addition. Any addition should complement the existing forms, not overwhelm them.
5. Design any addition so that there are subtle distinguishing characteristics between the historic portion and the new alteration. This may include simplifying details, changing materials, or slightly altering proportion.

#### Interior Renovation:

1. The historic character of this shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize it shall be avoided.
2. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize the property shall be preserved.
3. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. This includes columns, cornices, baseboards, fireplaces and mantels, paneling, light fixtures, hardware, and flooring; and wallpaper, plaster, paint, and finishes; and any other decorative materials that accent interior features.
4. Radically changing a floor plan or interior spaces--including individual rooms--that are important in defining the overall historic character of the building so that, as a result, the character is diminished is not allowed.
5. Accommodating service functions such as bathrooms, mechanical equipment, and office machines required by the building's new use shall be done in secondary spaces such as first floor service areas or on upper floors.
6. Dividing rooms, lowering ceilings, and damaging or obscuring character-defining features such as fireplaces, niches, stairways or alcoves, so that a new use can be accommodated in the building will not be allowed.
7. Installing completely new mechanical, plumbing and electrical systems will likely be required for the new use. It shall be done such that it causes the least alteration possible to the building's floor plan, the exterior elevations, and the least damage to the historic building material.

**V. Qualifications Statement:**

Respondents to this FRP shall complete the attached Qualifications Statement and submit it with their proposal.

## PROPOSER'S QUALIFICATION STATEMENT

Submitted By:

Name:

Address:

Principal Office:

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### **ORGANIZATION**

How many years has your organization been in business?

Under what other or former names has your organization operated?

If your organization is a corporation, answer the following:

Date of incorporation:

State of Incorporation:

President's name:

Vice President's Name(s):

Secretary's Name:

Treasurer's Name:

If your organization is a partnership, answer the following:

Date of Organization:

Type of Partnership:

Name(s) of Partner(s):

If your organization is individually owned, answer the following:

Date of organization:

Name of Owner:

## **EXPERIENCE**

List the categories of work that your organization normally performs with its own forces:

Has your organization ever failed to complete any work awarded to it?

Are there any judgments, claims, arbitration proceedings or suits pending or outstanding?

Has your organization filed any lawsuits or requested arbitration within the last five years?

Within the last five years, has any officer of your organization failed to complete any work awarded to them?

On a separate sheet, list the projects that your organization or its officers have completed within the last five years, giving the name of the project, owner, contract amount, date of completion.

## **REFERENCES**

Trade references, list at least three:

Bank References, include Name of Bank, Contact person and contact information:

## **FINANCING**

Attach a current financial statement, including your organization's latest Balance Sheet and Income Statement.